

FRANKFORT/FRANKLIN COUNTY BOARD OF ZONING ADJUSTMENTS
June 5, 2007

Vice Chairman Mitch Buchanan called the meeting to order at 5:30 p.m.
Recording Secretary Dawn McDonald called the roll.

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| MEMBERS PRESENT: | Mitch Buchanan |
| | Kathy Peale |
| | Barry Holder, Jr. |
| | Paul Looney |
| | Joyce Honaker |
| | David Jones |

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| MEMBERS ABSENT: | (0) |
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Chairman Mitch Buchanan called the meeting to order, introduced staff and swore in the staff and audience.

The first item of business was approval of the May 1, 2007 minutes. Mr. Buchanan had one change to the minutes on page 3 the 2nd paragraph public road should be public space. Mr. Buchanan made a motion to approve the minutes with the one change. The motion was seconded by Mr. Holder and carried unanimously.

The first order of business was a request from Tom and Dorothy Gatewood for a variance to Article 4, Section 4.114 Bulk Density and Height, to allow a decrease in the front yard setback from 35 feet to 18.3 feet to allow the relocation of a single family dwelling on the property located at 2000 Leestown Road, zoned "RR" Rural Residential.

Mr. Hewitt was present for the staff report and stated that this application is a result of the road widening project on U. S. 421 (Leestown Road). He stated that the applicant's structure was placed appropriately on the lot when it was built. He stated that the drawing on page 4 of the staff report shows the original placement of the home, the new right-of-way, and the new placement of the home as a result the applicant can only accommodate an 18.3' setback. Mr. Hewitt was able to make positive findings and therefore recommended approval.

Mr. Looney asked if the house had already been moved or if it was proposed to be moved. Mr. Hewitt stated that the house has been lifted and moved closer to the new proximity. When the applicant made the application they were advised that they need approval from the Board of Zoning Adjustments. Mr. Looney asked some questions regarding the new lot size being smaller than an acre and a half which is the required lot size for a Rural Residential zone district. Mr. Hewitt replied that the health department had signed off on the relocation of the septic fill. Mr. Logon stated that the only time this is permitted is when its done by condemnation, we have no jurisdiction

over condemnation so that's why we are left with a half acre, we would not allow anyone else to divide that lot but we can't preclude the Commonwealth taking the property.

Attorney, Charlie Jones was present for the applicant and stated that they are in agreement with the staff report. He stated there were two minor points to add 1) the house will still be 90' from the edge of the pavement and 2) the adjacent property is zoned "RB" with a lot size of 9000 square feet.

Mr. Holder made a motion in accordance with Article 4, Section 4.114 to approve the request of the Gatewood's to grant a variance to allow a decrease in the front yard setback from 35 feet to 18.3 feet which will allow the relocation of a single family dwelling located at 2000 Leestown Road. The motion was seconded by Ms. Honaker and carried unanimously with Mr. Jones abstaining from the vote.

Ms. Honaker made a motion to adjourn. The motion was seconded by Mr. Holder and carried unanimously.

Adjourn